



CARLETON BUSINESS PARK II

4625-4685 S Ash Ave
Tempe, AZ

A Four-Building, Multi-Tenant Industrial Park



FOR LEASE
±5,090 SF Available

CBRE

DUNBAR
REAL ESTATE INVESTMENT MANAGEMENT

PROPERTY FEATURES



±120,429 SF in Four Buildings



3.5/1,000 Parking Ratio



14' Clear Height



Evaporative & Air Conditioned Space



Immediate Access to US 60



Grade Level Doors



Zoned GID



**CARLETON
BUSINESS PARK II**



CARLETON BUSINESS PARK II

4625-4685 S Ash Ave
Tempe, AZ



4665

±27,518 SF

0 SF Available

4685

±23,377 SF

0 SF Available

4645

±23,377 SF

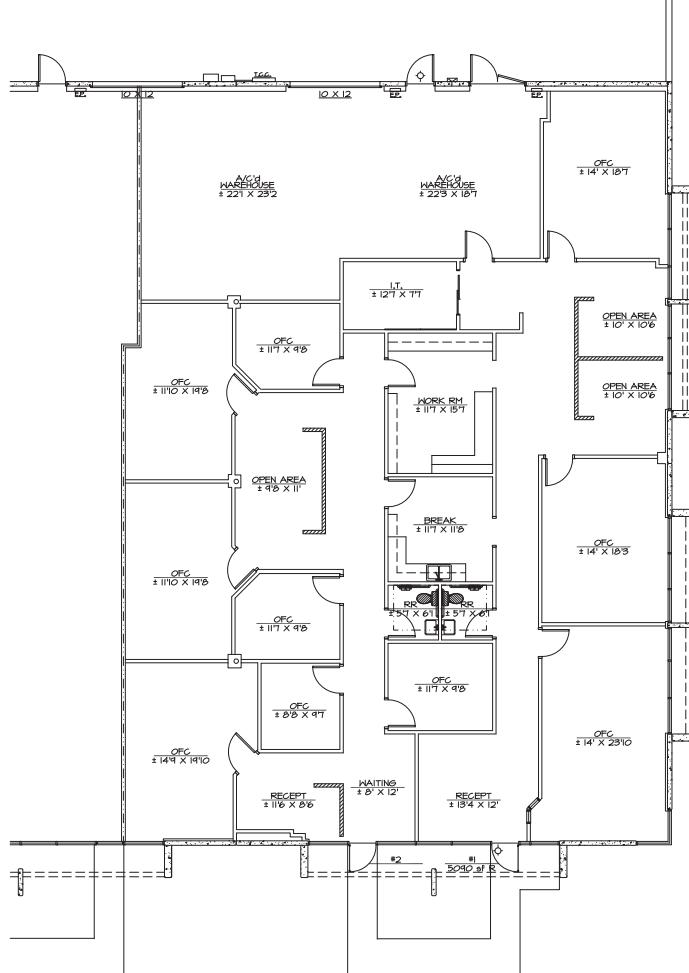
AVAILABLE:

Suite 1-2: ±5,090 SF

4625

±46,157 SF

0 SF Available



Not to scale

4645 S Ash Ave, Suite 1-2



Property Features

Suite 1-2: $\pm 5,090$ SF

Parking Ratio: 3.5/1,000

Evap Cooled

Immediate access to US-60

$\pm 14'$ clear height

Zoned GID

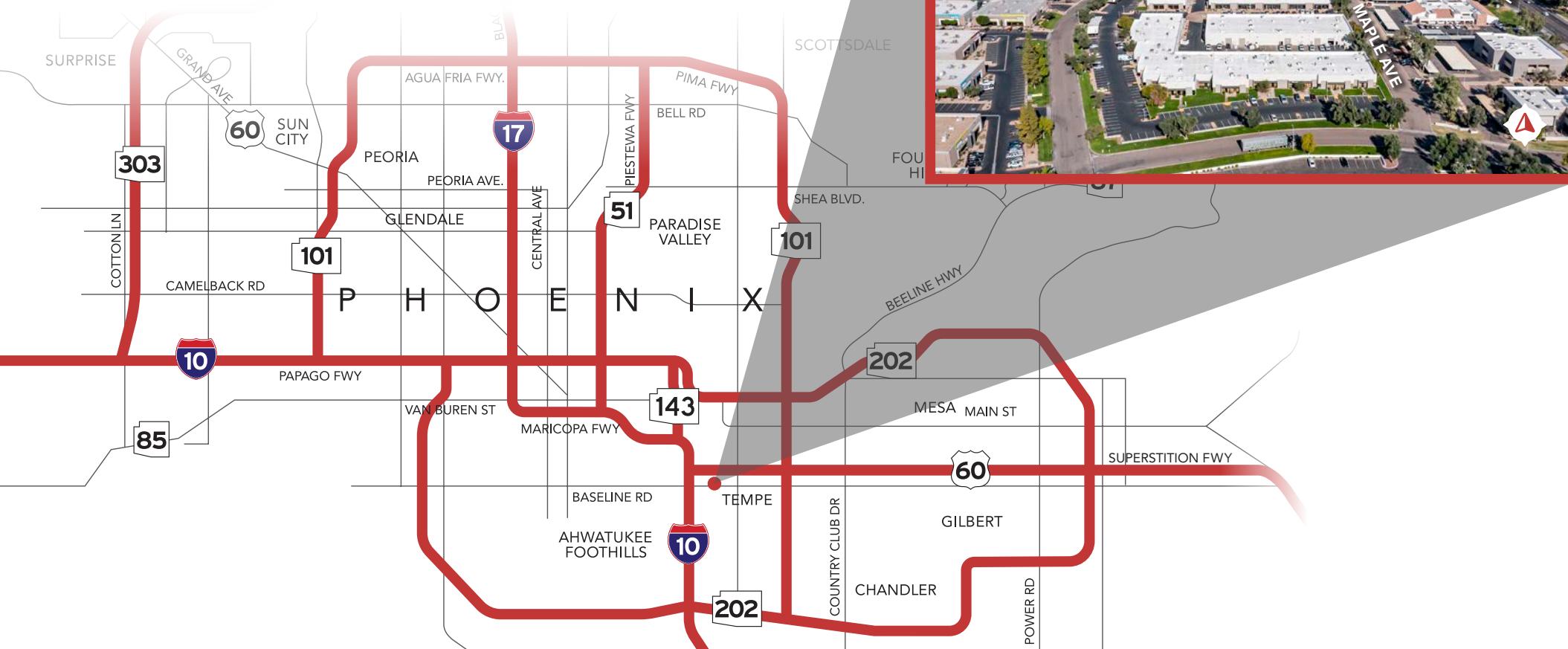
One (1) grade doors

Lease Rate: \$1.40/SF MG

200 amps 208/120v



CARLETON BUSINESS PARK II



FOR MORE INFORMATION, PLEASE CONTACT

Serena Wedlich, SIOR
Senior Vice President
+1 602 735 5633
serena.wedlich@cbre.com

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE.

CBRE

DUNBAR
REAL ESTATE INVESTMENT MANAGEMENT